

Aston A. Henry, Supervisor
Risk Management Department

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May 7, 2012

Signature on File

TO: Davida Johnson, Principal
H.D. Perry Middle School

FROM: Richard Rosa, Project Manager
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed

On May 1, 2012, I conducted an assessment at **H.D. Perry Middle School**. Attached are findings and recommendations for further assessment, remediation, or corrective actions, if needed.

The IAQ assessment did identify one or more existing conditions impacting IAQ and has generated appropriate work orders to correct deficiencies in systems and maintenance that could contribute to decreased indoor air quality. At the time of the assessment, these concerns were not an immediate health or safety concern to building occupants. However, due to individual sensitivities and predisposing health factors, it is possible that some building occupants may elicit a health response to agents and / or conditions identified during the evaluation. Therefore, to further improve IAQ, prevent development of future IAQ-related problems, and to reduce the potential for IAQ-related complaints by building occupants, the IAQ Assessment Team recommends appropriate follow up of each item identified and listed in the attached evaluation.

Please ensure that your Head Facilities Serviceperson receives a copy of this correspondence so that the recommendations requiring their attention can be addressed. In an attempt to separate IAQ issues from general maintenance items, the attached assessment may contain direction for site based staff to generate a work order through COMPASS. Within two weeks a representative from the Custodial/Grounds Department will conduct a follow-up visit to ensure that all site based custodial issues have been appropriately addressed.

Should any questions arise, or if the current concerns continue after the attached recommendations have been addressed, please feel free to contact us at 754-321-1907.

cc: Area Superintendent
Area Directors
Shelley Meloni, Executive Director, Facilities and Construction Management
Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance
Sonja Coley, Project Manager III, Facilities and Construction Management
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Supervisor, Risk Management
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

Perry, Henry D. Middle

Evaluation Date May 1, 2012

Time of Day 12:45

Outdoor Conditions Temperature 78.4 Relative Humidity 74 Ambient CO2 499

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
329	71.5	72 - 78	70.2	30% - 60%	571	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 2' drop		No		No		
Walls	Drywall		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean Yes	
Walls Clean		Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean Yes	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		No		
Room Surfaces Clean		Yes					
Trash Removed		Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room No	
Signs of Pests		No	Drain Traps Wet		No	Air Fresheners in Room No	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		No		
Mechanical Equipment Location			FISH 340			Mechanical Room Clean Yes	
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean No	
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes		
Fresh Air Intake Location			Thru exterior wall ▼			Fresh Air Intake Free of Obstruction Yes	
Pollutant Sources Near Air Intake			Palm Tree ▼				

Observations

Visible microbial growth on walls and ceiling in both mechanical rooms, 340 & 341, evaluate cause of staining and repair or replace.

Inside the HVAC unit there is microbial growth, wipe with wexcide or replace damaged material.

Corrective Actions to be Completed by Site Based Staff

Clean dust and debris from ceilings	▼
Clean HVAC supply grills with Wexcide	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Evaluate and repair cause of water damage	▼
in mechanical rooms - 340 and 341	▼
Evaluate material inside units and wipe down	▼
or replace as necessary	▼
	▼
	▼
	▼